



AGENDA & NOTICE OF PLANNING COMMISSION MEETING

The Planning Commission of the City of Newport will hold a meeting at **7:00 p.m., Monday, May 14, 2012**, at the Newport City Hall, Council Chambers, 169 SW Coast Hwy., Newport, OR 97365. A copy of the meeting agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder, 541-574-0613.

The City of Newport Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

NEWPORT PLANNING COMMISSION

Monday, May 14, 2012, 7:00 p.m.

AGENDA

A. Roll Call.

B. Approval of Minutes.

1. Approval of the Planning Commission work session and regular session meeting minutes of April 23, 2012.

C. Citizens/Public Comment.

1. A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

D. Consent Calendar.

E. Public Hearings.

1. File No. 2-Z-12. A request submitted by Port of Newport for a proposed zoning map amendment involving portions of Tax Lot 111 of Assessor's Tax Map 11-11-17 to rezone approximately 6.10 acres of the Port of Newport's South Beach Marina and dredge disposal site from a W-2 ("Water Related") to a W-1 ("Water Dependent") designation. Roughly 5.0 acres to the interior of the Port's property will be rezoned from W-1 to W-2 and includes the Yaquina Bay Fruit Processors' site. The request also involves a legislative text amendment to the Newport Zoning Ordinance Section 2-2-1.040 to include "Manufacturing in Conjunction with Uses Permitted Outright in a C-2 District" as a conditional use in the W-2 district. The Planning Commission will make a recommendation to the City Council on this matter.

2. File No. 1-CUP-12. A request submitted by Oregon Brewing Co, Inc. (Dennis Bartoldus, authorized representative) (Port of Newport, property owner) for a conditional use permit in order to place a 500-gallon still in the Serven Marine Building that Oregon Brewing leases from the Port of Newport. The request involves property located in a W-2/"Water-Related" zone.

F. Unfinished Business.

1. Discussion of the Planning Commission's letter to the City Council regarding further review of the code as it applies to vacation rentals in R-1 and R-2 zoning districts.

G. New Business.

H. Director Comments.

I. Adjournment.

Please Note: ORS197.763(6): "Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing." (applicable only to quasi-judicial public hearings)